

DELIVERING 2020

CAMELBACK 303

PHASE I | ±516,320 SQUARE FEET
SEC Camelback Road & Pebble Creek Parkway | Goodyear



For more information:

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PROPERTY FEATURES

- Building 1: ±516,320 SF (Divisible)
- Clear Height: 40'
- 89 Dock Doors
- 4 Drive-in Ramp Doors
- 190' Truck Courts - All Concrete
- 103 Trailer Stalls (Expandable)
- 421 Parking Spots (Expandable)
- 70' Speed Bays
- R-30 Insulation
- Fire-Sprinkler System: ESRF
- Fire Pump: 1500 psi
- Building Dimensions: 540' x 952'
- 7" Slab Thickness
- 3600 Amps 277/480 Expandable
- North South Dock Doors
- Guard Shack Optional
- Clear Story Windows

LOCATION FEATURES

- Less than 1/2 mile to Camelback Road / 303
- Full diamond interchange
- 3 miles to I-10/303 interchange
- Zoned I-I, Goodyear
- Corporate Neighbors: UPS, REI, XPO Logistics, Dicks Sporting Goods, Ball MFG, Wolf/Sub-Zero, ALDI, and Mercedes Benz
- SW Gas available
- CenturyLink/Cox Communications
- 2 traffic signals at entry of property
- 4 points ingress/egress
- FTZ applicable



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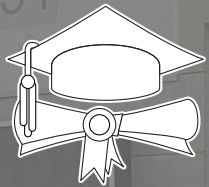
Ports of L.A./Long Beach
340 Miles

CITY OF
Goodyear
Arizona



Workforce Population:
1.56 Million People
(30 minute drive time)

Goodyear has the highest
percent of Bachelor Degrees
in the West Valley



Median Age: 37 Years Old

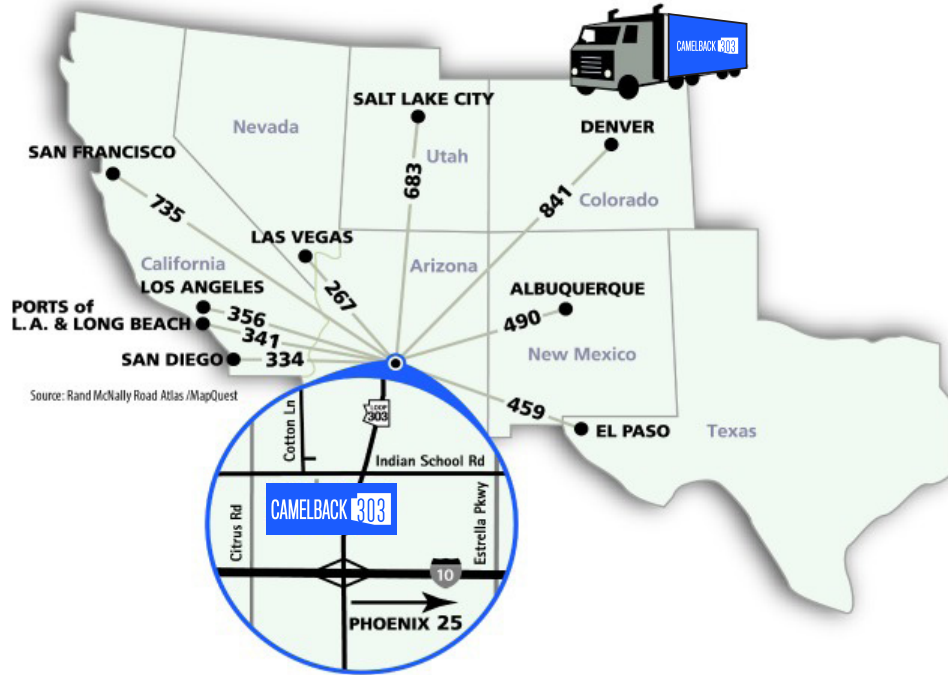
Median Household
Income: \$77,930



Over 100 Restaurants in
Goodyear

Source: City of Goodyear Development Services 2019; Population: Arizona Office of Economic Opportunity; census.gov/quickfacts & 2017 American FactFinder; Sites USA 2017

DRIVING DISTANCE TO KEY WESTERN MARKETS



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Ownership

SIHI Properties (Sunbelt Investment Holdings, Inc.)